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26 New Street, Cheddington, Leighton Buzzard, LU7 0RL

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Offers In Excess Of £475,000

- WELL-PRESENTED & HIGHLY VERSATILE FAMILY HOME
- MAIN BEDROOM WITH EN-SUITE W/C
- FLEXIBLE OFFICE/BEDROOM WITH POTENTIAL TO DIVIDE INTO TWO ROOMS
- ENCLOSED MATURE REAR GARDEN WITH COMPOSITE DECKING
- POPULAR CHEDDINGTON VILLAGE LOCATION WITH MAINLINE STATION
- SPACIOUS KITCHEN/DINING ROOM
- GROUND-FLOOR SHOWER ROOM
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- VEGETABLE PATCH & ATTRACTIVE GARDEN POND
- INTERACTIVE VIRTUAL TOUR

The property has clearly been well cared for, with a welcoming feel throughout and a layout that provides a good balance of living, entertaining and bedroom space. One of its most useful features is the flexibility of the current bedroom arrangement, with one bedroom presently used as a home office/ art studio having previously been divided into two separate rooms. Subject to a buyer's requirements, this could be reinstated to create two individual bedrooms once again.

At the heart of the home is the well-appointed kitchen/dining room, providing an excellent space for everyday family life and entertaining. The kitchen offers a practical range of storage and preparation space, while the adjoining dining area provides ample room for a family dining table and creates a sociable setting for meals and gatherings. Underfloor heating adds an extra level of comfort and practicality to this impressive space.

The living room is a particularly inviting space, enjoying dual-aspect windows which allow plenty of natural light to flow through the room. A feature log burner creates an attractive focal point and adds warmth and character, making this a comfortable setting for both everyday family life and relaxing evenings.

An additional entrance from the front leads into a useful space currently arranged as a workshop. This versatile area could easily be adapted to create a practical boot room, providing an ideal place for coats, shoes and everyday storage before entering the main accommodation.

The bedrooms are all well proportioned and continue the property's bright and well-maintained presentation. The main bedroom benefits from its own en-suite W/C, providing a useful additional facility, while the room currently arranged as an office is particularly noteworthy, offering excellent scope for those working from home while retaining the potential to be divided back into two separate bedrooms if desired.

A well-presented family bathroom serves the remaining bedrooms plus the ground floor shower room completes the internal accommodation.

Outside, the property continues to impress.

To the front, a generous driveway provides off-road parking for multiple vehicles, a particularly valuable feature for families or households with several cars.

The enclosed rear garden is a real highlight of the home and has been thoughtfully arranged to provide a mixture of relaxation, entertaining and productive garden space. A substantial area of composite decking creates an excellent seating and entertaining area overlooking the mature garden beyond, providing the perfect setting for outdoor dining during the warmer months.

The garden itself is beautifully established, with mature planting creating an attractive and private backdrop. There is also a dedicated vegetable patch, ideal for those looking to grow their own produce, together with a pond which adds further character and creates an appealing focal point within the garden.

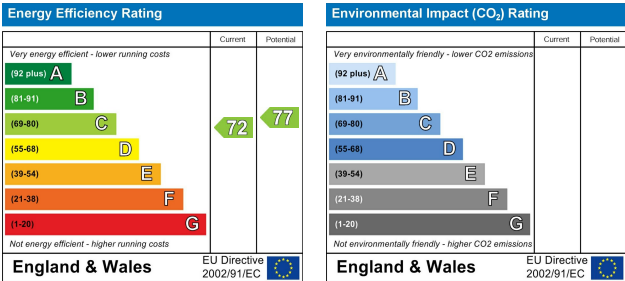
Accessed externally from the garden is a useful utility room, providing valuable additional space for laundry appliances and household storage while helping to keep these functions separate from the main living accommodation.

Overall, this is a particularly appealing home offering a rare combination of well-presented accommodation, a spacious kitchen/dining room, flexible bedroom space, excellent parking and a mature, thoughtfully landscaped rear garden.

With the additional potential to reinstate the current office into two separate bedrooms, the property can readily adapt to the changing needs of a growing family.

Viewing is highly recommended to appreciate both the quality of the accommodation and the versatility this impressive home has to offer.

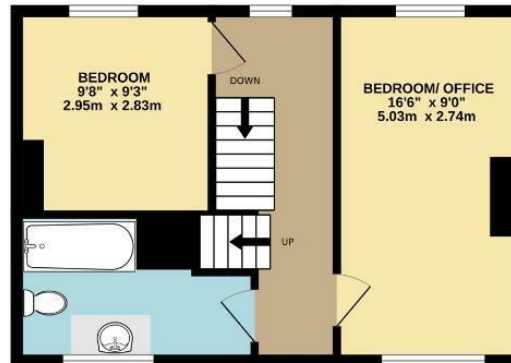
Cheddington is a popular Buckinghamshire village surrounded by attractive countryside, offering a strong sense of community together with useful everyday amenities and excellent transport connections. The village benefits from its own mainline railway station, providing direct services towards London Euston as well as connections north towards Milton Keynes and beyond, making it particularly appealing to commuters. Nearby Tring, Leighton Buzzard and Aylesbury provide a wider range of shopping, leisure and schooling options, while the surrounding countryside offers plenty of opportunities for walking and outdoor pursuits.



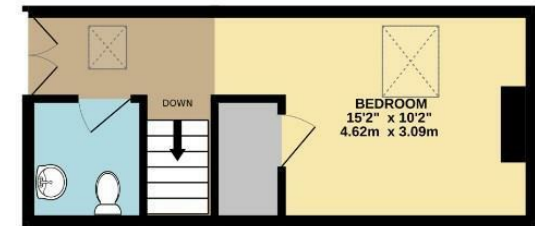
GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



2ND FLOOR
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 1292 sq.ft. (120.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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